

## Greenbriar Town Center LCI Implementation Phase A (Zoning)

### SPI Subareas

#### Town Center (TC)

This is the “ground zero” of the Town Center and should be developed the most intensely. The emphasis is on providing commercial goods and services, and offices are allowed as well. The Mixed Use designation requires a minimum of 20% residential development. Sidewalks with street trees are required. Development bonuses are given as incentives to provide green space and connectivity. The entire Town Center should encourage walking as the primary transportation mode.



#### Zoning Basis: MRC-2

**FAR:** Nonresidential max: 2.5, Residential max: .696, Total max with bonuses: 3.696

**Maximum Height:** 5 stories

#### Town Center Residential/Commercial (TCRC)

This area is located adjacent to the Town Center and allows the more intensive residential development that will be required to support the Town Center itself. It will also allow commercial development, however individual establishment sizes will be limited (in other words, no “big boxes” here). A minimum residential density is required to ensure that the Town Center area has adequate residential support.

It is located within easy walking distance to the Town Center itself.



#### Zoning Basis: MR-4A, with increased commercial maximum

**FAR:** Residential max: 2.0, Nonresidential max: 25% of development, Total max with bonuses: 2.0

**Maximum Height:** 5 stories

### **Neighborhood Center (NCR)**

These several sites offer opportunities for neighborhood-oriented mixed-use development at a lower intensity than the Town Center itself. The Mixed Use designation requires a minimum of 20% residential development. Buffers are required between Neighborhood Centers and any existing single-family residential areas.



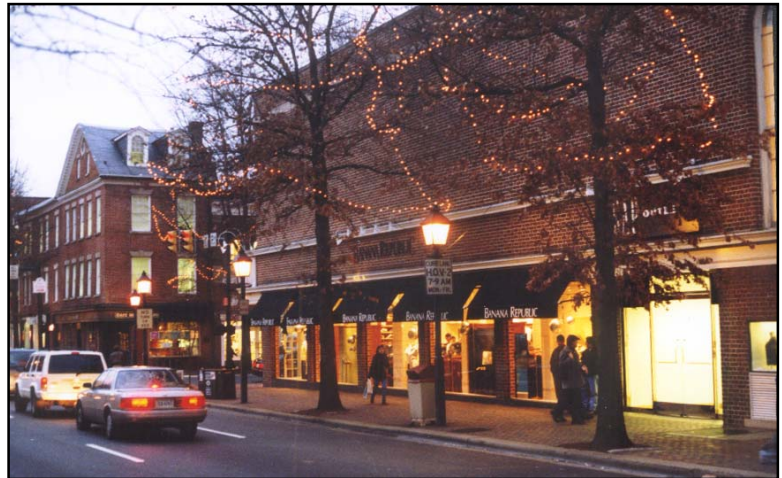
#### **Zoning Basis:** MRC-1

**FAR:** Nonresidential max: 1.5, Residential max: .696, Total max with bonuses: 2.696

**Maximum Height:** 3 stories

### **Mixed-Use Corridor (MUC)**

This area allows neighborhood-oriented mixed-use development along the Campbellton Road corridor. The designation of this segment of Campbellton Road as a “storefront street” will ensure that new development is pedestrian-oriented and contributes to a pleasant walking environment throughout the corridor.



#### **Zoning Basis:** MRC-1

**FAR:** Nonresidential max: 1.0, Residential max: .696, Total max with bonuses: 2.0

**Maximum Height:** 3 stories



### **Medium Density Residential (MR)**

This subarea allows moderate-density residential development that is connected to the Town Center, but is somewhat further away. Residential types can be varied, and can include up to 3-story townhouses/rowhouses, stacked flats,



condominiums, etc. Very limited commercial development is allowed in order to provide on-site, easily-accessible goods and services.

**Zoning Basis:** MR-2

**FAR:** Residential max: 0.348, Nonresidential max: 5% of development

**Maximum Height:** 3 stories

### **Smaller Lot Single Family (SLSF)**

This area provides for smaller lot, “empty-nester” cottages (approx. 10-12 units per acre) that have lower maintenance needs than larger lot houses. This subarea will be supported by the Campbellton/Childress Neighborhood Center as well as the entire Campbellton Road Mixed Use Corridor.

**Zoning Basis:** MR-1

**FAR:** Residential max: 0.162

**Maximum Height:** 35 feet

